WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-RP-14-1101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emergent Properties, LLC **Misty Meadows Properties, LLC**	**Same as New Owner**	
(NAME) **4117 Hillsboro Pike, Suite 103-177**	(NAME)	**107-13-145.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THE DUNCAN GROUP, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMERGENT PROPERTIES, LLC AND MISTY MEADOWS PROPERTIES, LLC** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee being known as part of Lot 1 on the Map of T. F. Connelly Lands, not of record, and being a part of an unnumbered tract shown on the Map of a survey of four lots made for Roger Smith Construction Company by Z.J. Wilkinson, Surveyor, August 22, 1946, and described from the survey made by Wm. Collier Parrish Associates, November 6, 1957, as follows:
Beginning at an old iron pin in the West margin of Catina Drive which is 229.3 feet South of the monument in the Southwest corner of said Drive and Thompson Place, formerly Honeysuckle Road or Thompson Lane Extension; thence along said Drive South 3° 45' West 106.3 feet to the Northwest corner of Lot No. 35 on the Plan of Miro Meadows; continuing South 3° 45' West along the West line of said lot, 145.7 feet to an iron pin in a fence corner; thence with the wire fence, North 89°49' West 111.2 feet to an iron pin, thence North 2°19' East 239.4 feet to an old iron pin which is 228 feet South of the South margin of Thompson Place; thence North 84° 6' East 120 feet to the beginning.

Being the same property conveyed to The Duncan Group, LLC by Warranty Deed from Janet C. Holler, married, recorded on the 11th day of April, 2008 in Instrument No. 20080411-0036827, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 Catina Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140025600 DEEDWARR
Recvd: 04/16/14 09:56 2 pgs
Fees:13.00 Taxes:317.09
20140416-0031661

Witness my/our hand(s) this the 10th DAY OF APRIL, 2014.

The Duncan Group, LLC

BY: _____
Gary Lovell Duncan
Member

BY: _____
Glenda Fay Duncan
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Lovell Duncan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of The Duncan Group, LLC, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of April, 2014.

_____
Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda Fay Duncan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Member of The Duncan Group, LLC, the within named bargainor, a limited liability company, and that she as such Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of April, 2014.

_____
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212